

M06-09896

Klamath County, Oregon

05/16/2006 03:12:07 PM

Pages 2 Fee: \$26.00



After recording return to:
Steven Wells and Nicole Wells
5650 Cottage Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Steven Wells and Nicole Wells
5650 Cottage Ave.
Klamath Falls, OR 97603

File No.: 7021-804152 (DMC)
Date: April 26, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

Frank G. Prosser, Grantor, conveys and warrants to **Steven Wells and Nicole Wells as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 55, Pleasant Home Tracts #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$185,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

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Dated this 15 day of May, 2006.

Frank G. Prosser
Frank G. Prosser

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 15 day of May, 2006
by **Frank G. Prosser**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009